

Our Ref: 333100107/A3/KV

Date: 19th February 2025

To Whom It May Concern.

PLANNING APPLICATION: OUTLINE PLANNING APPLICATION FOR DEMOLITION OF 23 DARK LANE; RESIDENTIAL DEVELOPMENT OF UP TO 125 DWELLINGS (CLASS C3); STRATEGIC LANDSCAPING AND EARTHWORKS, SURFACE WATER DRAINAGE AND ALL OTHER ANCILLARY INFRASTRUCTURE AND ENABLING WORKS WITH MEANS OF SITE ACCESS (EXCLUDING INTERNAL ROADS) FROM THE NEW JUNCTION OFF DARK LANE FOR APPROVAL; ALL OTHER MATTERS (INTERNAL ACCESS, LAYOUT, APPEARANCE, SCALE AND LANDSCAPING) RESERVED FOR SUBSEQUENT APPROVAL

APPLICATION REFERENCE: 24/P/1185/OUT

We are writing to you as you previously provided comments to North Somerset Council on the Planning Application at 23 Dark Lane, Backwell (Application Reference: 24/P/1185/OUT). An appeal has now been submitted and is currently being considered by the Planning Inspectorate. We act on behalf of Charles Church. We have consulted with North Somerset Council about our proposals. The Council has stressed the need to engage with the local community, to be aware of the way in which Dark Lane is used and the need to ensure traffic speeds on Dark Lane are reduced to 20mph. We have now updated the proposed traffic calming measures for Dark Lane following the comments of the Parish Council and residents which were welcomed. This amended plan has been shared with North Somerset Council and will be shared with the Inspector for the forthcoming Inquiry.

This letter is to notify you of the changes we have made and ask for your comments.

The plan reference is C23087-ATP-DR-TP-014-P02 and details:

- A speed table with incorporated level pedestrian crossing and tactile paving is to be positioned at the Summerlands junction. This includes the widening of the footway on the east side of Dark Lane at the southern end of the existing parking layby and cutting back of vegetation that has overgrown the existing footway on the west side of Dark Lane.
- Ramps (or speed tables, as appropriate) which extend across the full width of the Dark Lane carriageway.
- A speed table with incorporated level pedestrian crossing and tactile paving within the access road.
- 20mph speed limit repeater roundels painted on the carriageway surface between vertical features.
- The existing traffic calming feature to the south of Dark Lane to be upgraded to install a tabletop with level pedestrian crossing and tactile paving.
- Associated signage to be installed as required/appropriate.

10th Floor, Bank House,
8 Cherry Street,
Birmingham, B2 5AL

Telephone: +44 (0)121 633 2900
email: Birmingham.uk@stantec.com

Registered Office:
Stantec UK Ltd
Buckingham Court
Kingsmead Business Park
Frederick Place, London Road
High Wycombe HP11 1JU
Registered in England No. 1188070

- All vertical features will be placed at c.50m intervals and positioned to avoid driveways so that existing access is maintained and not affected.

You can look at it on the Council's website at www.n-somerset.gov.uk/planningcomment using the reference number 24/P/1185/OUT.

To be clear: the Inspector has already received your earlier comments. There is no need to repeat those comments. We are asking for your comments on the proposed amended traffic calming in Dark Lane only.

If you wish to comment, on the proposed amendments only, please do so within 21 days of the date of this letter, [via the Council's website, using the planning application reference 24/P/1185/OUT](http://www.n-somerset.gov.uk/planningcomment) as this is the quickest and most reliable way to ensure that North Somerset Council receives them.

Alternatively, please write to the Director of Healthy and Sustainable Communities, North Somerset Council, Town Hall Post Point West 2, Walliscote Grove Road, Weston-super-Mare BS23 1UJ, to arrive within 21 days of the date of this letter,

All previously submitted comments have been supplied to the Planning Inspectorate by the Council and these comments will also be supplied.

Yours faithfully

KATHRYN VENTHAM

Director

on behalf of Stantec UK Ltd